

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
THURSDAY, NOVEMBER 17, 2005, 1:00 P.M.**

CALL TO ORDER

Ellen Gennrich, Vice Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Ellen Gennrich	Walter Baade	Pat Haukohl
	Walter Kolb	Betty Willert	Gary Goodchild

Commission

Members Absent: Mareth Kipp

Staff

Members Present: Richard L. Mace, Planning and Zoning Manager
Kathy Brady, Secretary Supervisor

Guests Present:	Dave Hoffman	Casey Micinski	Matt Shafer
	Attorney Rebecca Roeker	Marc and Ella Wilson	

CORRESPONDENCE: None.

MEETING APPROVAL Verify January, February and March 2006, Commission meeting dates.

MINUTES

- *Mrs. Haukohl moved, seconded by Mrs. Willert and carried unanimously, for approval of the September 28, 2005, Minutes, as corrected.*
- *Mrs. Willert moved, seconded by Mrs. Haukohl and carried unanimously, for approval of the October 6, 2005, Minutes, as corrected.*

PUBLIC COMMENT

Vice Chairperson Gennrich asked if anyone from the audience wished to address the Commission? There being no one, she moved to the next item on the agenda.

- **ZT-1600 (Thomson Corporation) Town of Eagle, Section 14 (A-2 Rural Home District to the RRE-1 Residential Rural Estates and M-1 Limited Districts)**

This item was withdrawn from the agenda.

- **ZT-1591 (S & T North Shore) Town of Brookfield, Section 7 (T-1 Transitional District to the M-1 Manufacturing District)**

Mr. Mace presented the "Staff Report and Recommendation" dated November 17, 2005, and made a part of these Minutes. He pointed out the location of the property, on the north side of Gumina Road, approximately ¼ mile west of the intersection of Capitol Drive and Barker Road, in the Town of Brookfield on the aerial photograph

Mr. Mace indicated the proposed rezoning would accommodate a parking lot for Select Leasing (a business owned by the petitioner). Mrs. Haukohl asked if the rezone should be conditioned regarding the lowlands being required to remain in their natural state and landscaping and buffering being required along the residential side of the property as recommended by the Town? Mr. Mace replied, "No", the

Town would be required to take care of the above issues when the Site Plan/Plan of Operation is reviewed. He noted that it should not be a problem, because the type of use proposed cannot be located in a wetland or floodplain. He also explained that the Capitol Drive Corridor Plan calls for the area to be developed in professional office/light industrial uses. Vice Chairperson Gennrich noted that there would be drainage from the parking lot into the Fox River wetland. Mr. Mace said the Town has its own Stormwater Management Ordinance, which is as restrictive as the County's and any impervious surfaces would be required to be dealt with under a Stormwater Management Plan.

After discussion, Mrs. Willert moved, seconded by Mr. Goodchild and carried unanimously for approval, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **CU-1416 (Safway Services/Marc and Ella Wilson) Town of Genesee, Section 7**

Mr. Mace presented the "Staff Report and Recommendation" dated November 17, 2005, and made a part of these Minutes. He pointed out the location of the property, at S24 W33285 Sutton Ridge Court, in the Town of Genesee on the aerial photograph and stated the petitioner is requesting Conditional Use approval for the construction of an outdoor riding arena and berms on the 34-acre site.

Mr. Mace indicated there was concern at the public hearing regarding a pond being constructed with the source of water being from a well and a proposed 10 ft. berm. A new plan was submitted by the petitioner eliminating the pond and reducing the size of the berm. Mrs. Willert asked, with regards to the proposed viewing area, if others, besides family would come to the property to use the riding arena? Attorney Roeker (petitioner's attorney) replied, that the riding arena would be utilized by family members only, specifically their daughter for equestrian type training and riding and no commercial use would occur. The petitioner's are proposing to even out a portion of the property to have a flat surface for safety reasons. Mr. Wilson, petitioner, stated that his daughter would be using the riding arena to practice equestrian jumps for possible Olympic participation. He explained, there is an existing slope for the proposed elevated viewing area and it would be used primarily for family members to watch or videotape from. Vice Chairperson Gennrich asked the amount of earth materials which would be moved? Mr. Mace replied that he was unsure of the total amount, however, it was over 3,000 sq. ft. of disturbed area, which triggers the Conditional Use process. Vice-Chairperson Gennrich asked if the spoil would be kept on the property? Mr. Wilson replied, "Yes", and noted the surface of the riding arena would contain sand. Mrs. Willert asked how many horses would be kept on the property? Mr. Wilson replied that there are twelve stalls but there would most likely be a maximum of six horses at any time. Attorney Roeker stated, currently there are four horses. Vice Chairperson Gennrich asked if there was a Manure Plan in place? Attorney Roeker responded that the Wilson's have submitted an Erosion and Stormwater Management Plan to the Land Resources Division, which is currently being reviewed. Mr. Wilson noted that he would comply with whatever is required by the County.

After discussion, Mrs. Haukohl moved, seconded by Mr. Baade and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **CU-5710 (Wern Farms, Inc./Steven P. Williams) Town of Genesee, Sections 14, 15, 22 and 23**

Mr. Mace presented the "Staff Report and Recommendation" dated November 17, 2005, and made a part of these Minutes. He pointed out the location of the property, north and south of C.T.H. "D", west

of Hillside Road, east of Brookhill Road and north of S.T.H. 59 in the Town of Genesee on the aerial photograph and stated the petitioner is requesting to amend the existing Conditional Use Permits for the Wern Valley Sportsmen's clubhouse to be used as a check-in point and facility for patrons who will be hunting on the Schuett property located in the Town of Mukwonago.

Mr. Mace indicated the Town of Mukwonago required that the Wern Farm Conditional Use (Genesee site) be modified or amended to accept the additional responsibility as a check-in facility for patrons hunting on the Schuett property because there would be no office or buildings at the Mukwonago site. Vice Chairperson Gennrich asked if Steve Williams received the Conditional Use in Mukwonago? Mr. Mace replied that Mr. Williams is leasing the Schuett property. Mrs. Willert suggested that under "Proposed Land Use" in the Staff Report and Recommendation, the wording "the Schuett property" be added to the sentence as follows:

"To amend the existing Conditional Use Permits to allow the Wern Valley Sportsmen's clubhouse, which is located in the Town of Genesee, to be used as a check-in point and facility for patrons who will be hunting on the Schuett property, located within the Town of Mukwonago and the Schuett property will function as another site for hunters to use."

Mr. Mace and the Commission agreed and noted the change would be made.

After discussion, Mrs. Willert moved, seconded by Mr. Goodchild and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

ADJOURNMENT

With no further business to come before the Commission, Mrs. Willert moved, seconded by Mr. Baade to adjourn at 1:45 p.m.

Respectfully submitted,

Pat Haukohl
Secretary

PH:kb